

**PRELIMINARY AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
222 St. Louis Street, Room 348  
January 19, 2020  
5:00 P.M.**

**ROLL CALL**

**RECOGNITION OF PLANNING COMMISSION EMPLOYEE OF THE YEAR**

- 1. ELECTION OF THE CHAIRMAN AND VICE CHAIRMAN**
- 2. APPROVAL OF 2020 ANNUAL REPORT**
- 3. APPROVAL OF 2021 CALENDAR**
- 4. APPROVAL OF 2021 WORK PROGRAM**
- 5. PLANNING COMMISSION APPOINTMENT TO THE BREC COMMISSION**

**APPROVAL OF THE MINUTES**

- 6. December 14, 2020**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Emailed or submitted public comments will no longer be read aloud during the public comment period for each item on the agenda. Any interested member of the public who wishes to comment on any item on the agenda may comment in person at the River Center Branch Library, 250 North Boulevard, Baton Rouge, LA 70802, 4th-floor meeting room during the meeting. All persons entering the library must wear a mask.

All comments will be streamed live to the Metropolitan Council Chambers and broadcast on [www.brla.gov](http://www.brla.gov), on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). The Planning Commission meeting will also be streamed live to the River Center Branch Library meeting room. Comments submitted prior to 4:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc> (comments submitted via email/form to the commission members will not be read aloud at the meeting).

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**

None

**CONSENT - ITEMS FOR DEFERRAL**

14

**CONSENT - ITEMS FOR APPROVAL**

None

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

- 7. PA-22-20 4512 Highland Road (Deferred from December 14 by Councilmember Racca)**  
To amend the Comprehensive Land Use Plan from Residential Neighborhood to Urban Neighborhood on property located on the south side of Highland Road, west of Burrow Road, on Lot UND of the Property of Jock N. and Pierre Harvey Baker. Section 66, T7S, R1W, GLD, EBRP, LA (Council District 12-Racca) [Application](#) **Related to Case 61-20**
- 8. Case 61-20 4512 Highland Road (Deferred from December 14 by Councilmember Racca)**  
To rezone from Single Family Residential (A1) to Medium Density Multi-Family Residential (A3.2) on property located on the south side of Highland Road, west of Burrow Road, on Lot UND of the Property of Jock N. and Pierre Harvey Baker. Section 66, T7S, R1W, GLD, EBRP, LA (Council District 12-Racca) [Application](#) **Related to PA-22-20**
- 9. Case 54-20 6263 Comite Drive (Deferred from November 16 by Councilmember Banks and December 14 by the Planning Commission)** To rezone from Single Family Residential (A1) and Heavy Commercial (C2) to Rural on property located on the north side of Comite Drive, east of Plank Road, on Tract 4-D1-7-A-5 of H. B. Weiland Tract. Section 33, T5S, R1E, GLD, EBRP, LA (Council District 2 - Banks) [Application](#)
- 10. Case 62-20 626 Staring Lane (Deferred from December 14 by Councilmember Racca)** To rezone from Single Family Residential (A1) to Zero Lot Line (A2.6) on property located on the east side of Staring Lane, north of Boone Drive, on Lot 37 and a portion of Lot 38 of Staring Plantation. Sections 67 and 68, T8S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#) **Related to S-7-20**
- 11. S-7-20 Willow Run Subdivision (Deferred from December 14 by Councilmember Racca)** Proposed low density residential subdivision located on the east side of Staring Lane, north of Boone Drive, on Lot 37 and a portion of Lot 38 of Staring Plantation. Sections 67 and 68, T8S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#) **Related to Case 62-20 but does not require Council approval**

12. **Case 1-21 11575 Coursey Boulevard** To rezone from Commercial Alcoholic Beverage (restaurant) (C-AB-1) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) on property located on the north side of Coursey Boulevard, west of South Sherwood Forest Boulevard, on Lot A-1-B-1-B-2-1 of American Way Extension. Section 50, T7S R2E, GLD, EBRP, LA (Council District 11-Adams) [Application](#)
13. **Case 2-21 8300-8500 Picardy Avenue** To rezone from Light Industrial (M1) to Heavy Commercial Two (HC2) on property located on the south side of Picardy Avenue, east of Mancuso Lane, on Tract BB-1-B-1 of B. F. Carroll Property. Section 55, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) [Application](#)
14. **Case 3-21 10225 Jefferson Highway** To rezone from Single Family Residential (A1) to Neighborhood Commercial (NC) on property located on the northeast corner of the intersection of Jefferson Highway and Bea Drive, on Lot 25 of Jefferson Heights Subdivision. Section 70, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) [Application](#)  
**Deferred to February 22 by the Planning Director**
15. **ISPUD-1-21 Lotus I Senior Housing** Proposed high density multifamily residential on property located on the south side of Gracie Street, north of Spanish Town Road, between North 16<sup>th</sup> Street and Frisco Street, on portions of Lots G-1, H, I, Y, and Z, Square 19 of Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP, LA (Council District 10-Coleman) [Application](#)
16. **ISPUD-2-21 Lotus II Senior Housing** Proposed high density multifamily residential on property located on the south side of Spanish Town Road, north of Gayosa Street, between North 15<sup>th</sup> Street and North 16<sup>th</sup> Street, on portions of Lots 1-12, Square 14 of Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP, LA (Council District 10- Coleman) [Application](#)
17. **ISPUD-3-21 Lotus III Senior Housing** Proposed high density multifamily residential on property located on the south side of Gayosa Street, north of North Street, between North 15<sup>th</sup> Street and North 16<sup>th</sup> Street, on portions of Lots 1, 2-A, 2-B, 3-6, 8-12, and A thru E, Square 13 of Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP, LA (Council District 10- Coleman) [Application](#)
18. **SPUD-10-06 The Office Park at the Reserve, Revision 3** Proposed offices, warehouse with outdoor storage, parking, and common open space on property located on the south side of Jefferson Highway, east of Highland Road, on Tract Y-1 of the H.L. Leathers Tract. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson) [Application](#)

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

19. **CS-1-21 Country Acres (W.Y. Pettit Tract)(Flag Lot)** Proposed flag lot subdivision located east of Plank Road, and south of Pettit Road, on Lot 6 of the former W.Y. Pettit Tract (Council District 2 - Banks) [Application](#)

- 20. SS-1-21 Freddie Robinson Property** Proposed small subdivision with a private street located east of Highway 61, south of East Plains-Port Hudson Road, and north of Lebo Way, on Tracts A-1-A-1-A and A-1-A-1-B of the Freddie Robinson Property, Tract A-3 and a 0.5 Acre Tract of the Original Fuller Robinson Place (Council District 1 - Noel) [Application](#)
- 21. SP-16-19 South Baton Rouge Distribution Center, Revision 1** Proposed alternative sidewalk location for an existing distribution center site located north of Rieger Road and south of Honore Lane, on Tracts X-1-A-1 and X-1-B-1 of the Annie G. Pecue Tract (Council District 11 - Adams) [Application](#)

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**